

4 Walnut Grove Drive | Floors 1-3

Horsham, PA 19044

workspace
property trust

111,495 SF Available Now

Office Space



4 Walnut Grove Drive | Floors 1-3

Horsham, Pennsylvania, 19044

PROPERTY HIGHLIGHTS

AMENITIES

4 Walnut Grove Drive is a modern, three-story, multi-tenant office building featuring a dramatic atrium lobby with high-end finishes, prominent double door tenant entrances, an abundance of natural light from high ceilings and ample windows, and an outdoor terrace with iron furniture and umbrellas in a natural setting. 4 Walnut Grove Drive is in the Pennsylvania Lifestyle Campus and has convenient access to (11) SEPTA stops, easy access to (2) PA Turnpike entrances and routes 611 & 63.

Tenants enjoy the proximity to countless lifestyle centers, the walkability to restaurants, and numerous on-site amenities throughout our campus such as:

- On-site Beer Garden at 100 Lakeside
- On-site EV charging stations throughout campus
- On-site Fitness Center at 100 Lakeside
- Synergy at 100 Lakeside Conference Center
- Fully equipped conference facility at 200 Gibraltar
- Access to (5) daycares minutes from the office
- 555 Flats Luxury Living under 1 mile away
- Shopping at the Upper Dublin Promenade under 2 miles away

Building Owner: Workspace Property Trust

Total Building Size: 111,495

Ceiling Height: 9'4"



Demographics >>

	1 mile	3 miles
Population	7,924	88,041
Households	3,255	33,774
Median Age	40.10	41.60
Median HH Income	\$95,271	\$103,463
Daytime Employees	16,368	51,741
Population Growth '24 - '29	▲ 1.92%	▲ 1.49%
Household Growth '24 - '29	▲ 2.24%	▲ 1.55%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Blair Mill Rd	Witmer Rd NE	13,407	2022	0.25 mi
Blair Mill Road	Witmer Rd NE	13,143	2020	0.25 mi
Blair Mill Road	Witmer Rd SW	14,663	2022	0.33 mi
Dresher Rd	Witmer Rd NE	13,519	2022	0.34 mi
Dresher Road	Witmer Rd SW	25,585	2022	0.40 mi
Blair Mill Rd	Veser Ln NE	15,466	2022	0.48 mi
Blair Mill Rd	Welsh Rd SW	9,958	2022	0.50 mi
Blair Mill Road	Welsh Rd SW	9,515	2020	0.50 mi
Welsh Road	Dryden Rd NW	12,665	2022	0.57 mi
Welsh Rd	Dryden Rd SE	25,488	2022	0.57 mi

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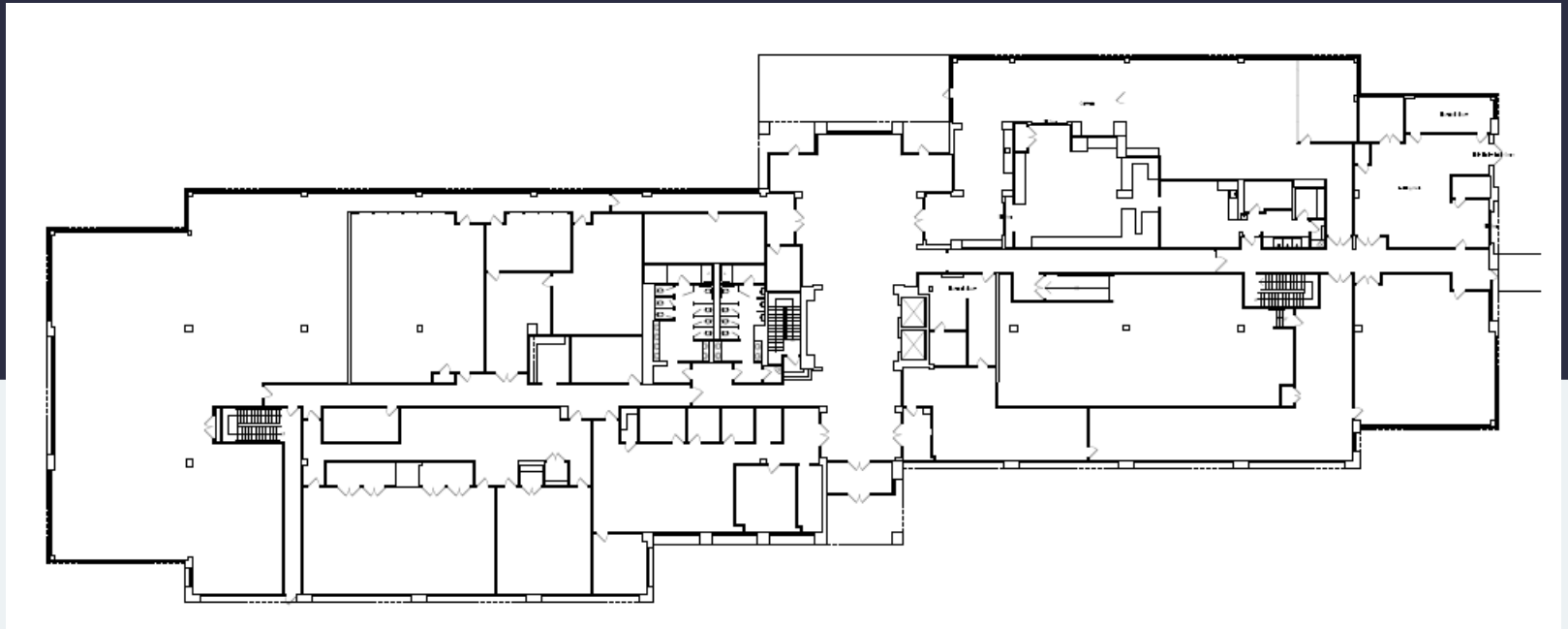
4 Walnut Grove Drive | Floor 1

Horsham, Pennsylvania 19044



34,281 SF Available for Lease

Office Space



Leasing Information

700 Dresher Road, Suite 150
(215) 328-2732
www.workspaceproperty.com

Doug Himmelreich
Director of Leasing
Dhimmelreich@workspaceproperty.com

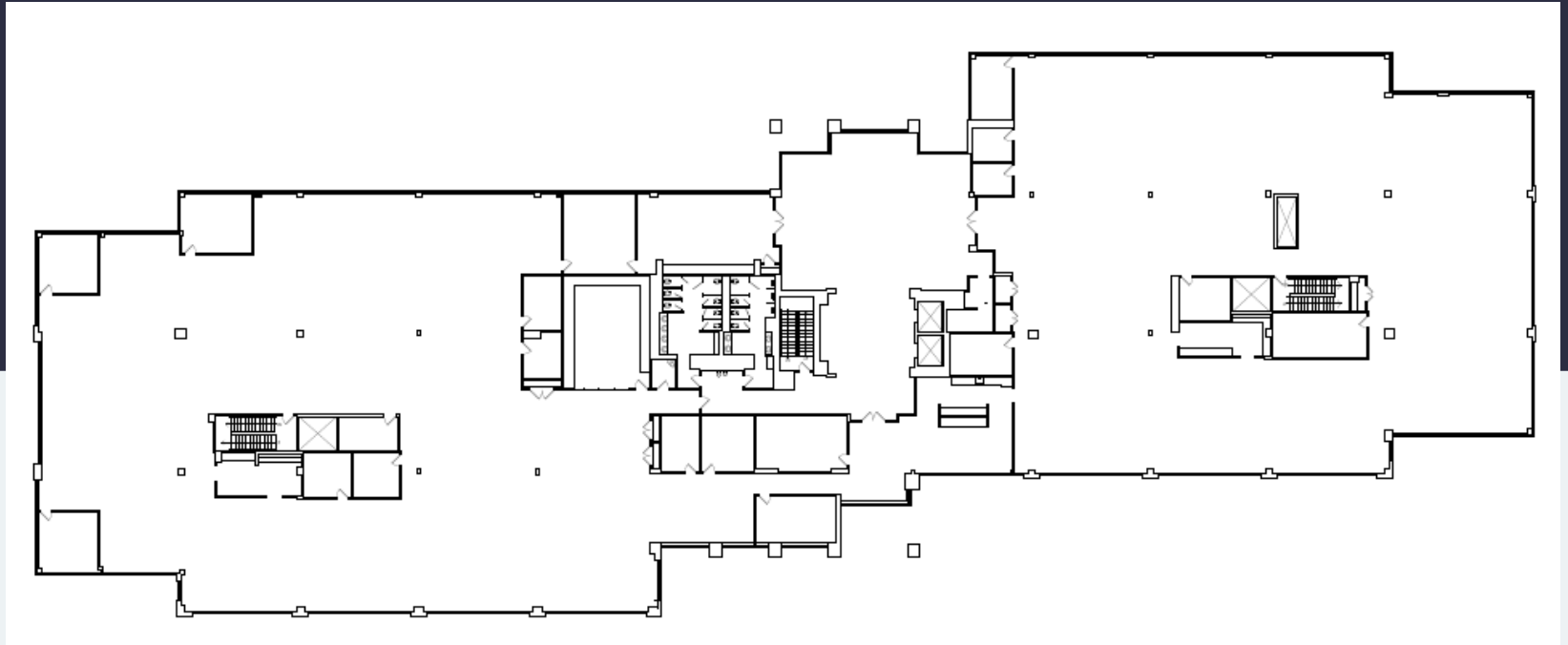
4 Walnut Grove Drive | Floor 2

Horsham, Pennsylvania 19044



37,344 SF Available for Lease

Office Space



Leasing Information

700 Dresher Road, Suite 150
(215) 328-2732
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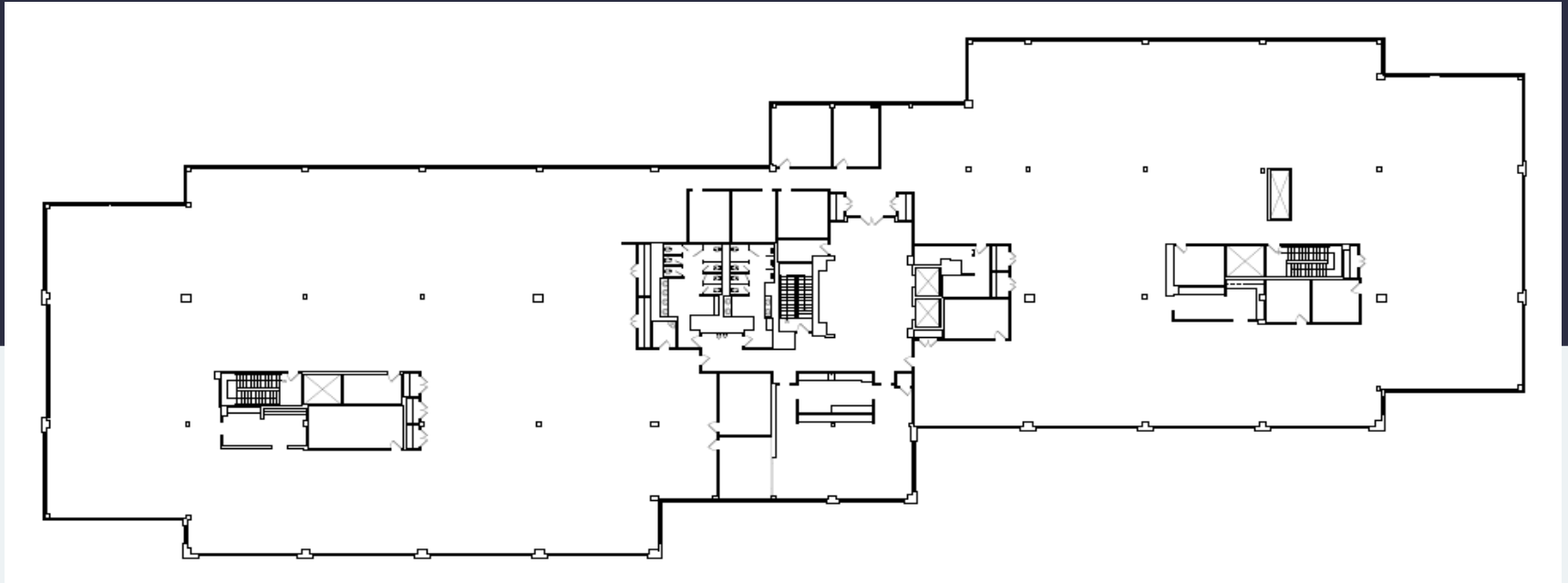
4 Walnut Grove Drive | Floor 3

Horsham, Pennsylvania 19044



39,870 SF Available for Lease

Office Space



Leasing Information

700 Dresher Road, Suite 150
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Spaces for the Way Work Happens Today.

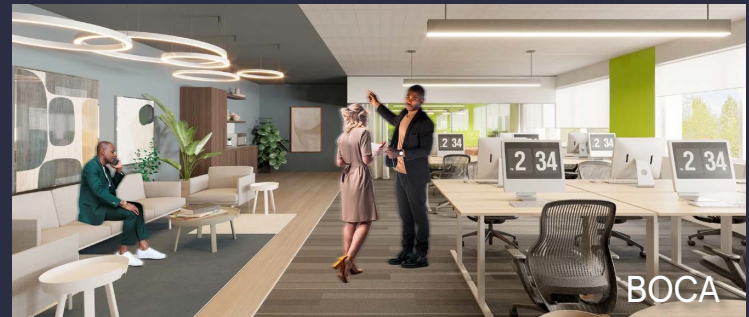
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Tailored for the Evolution of Office:

- "A La Carte" or "On Demand" Furniture Packages Available
- Plug & Play IT Packages Available



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*Indicative of the look and feel (not the actual suite)